Ashwood Terrace, Thornhill, Sunderland

£250,000

A most attractive, bay fronted four bedroom semi-detached house enjoying great character and delightful gardens, occupying a superb position on the sought after Ashwood Terrace. Internally the accommodation is accessed via an entrance porch, connecting through to a reception hall with cloakroom/wc and staircase to the first floor. There is a lounge that opens through to a living area, with both rooms featuring bay windows to the front. At the rear there is a dining with bay window overlooking the rear garden and a breakfasting kitchen whilst to the first floor there are four bedrooms, bathroom and separate wc. Externally there are wonderful, mature gardens to the front and rear, with lawned areas and established planting. There is also the benefit of a garage, located to the rear. This location is ideal for access to local amenities, shops and well-regarded schools as well as providing excellent road connections to surrounding areas. With no upper chain involved, early viewing is essential to appreciate the location, character and potential this charming home has to offer!

MAIN ROOMS AND DIMENSIONS

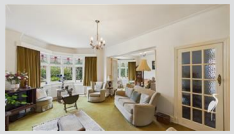
Ground Floor
Access via wooden entrance door into the entrance porch.

Entrance Porch
Inner wooden glass panelled door to the reception hall.

Reception Hall

Single glazed window, stairs to the first floor with storage under, radiator and doors to

Lounge



Single glazed bay window to front with stained and leaded glass top lights, radiator and feature gas fireplace. Wooden glass panelled folding double doors into the living area.

Living Area

Single glazed bay window to front with stained and leaded glass top lights and a radiator.

Dining Room

Single glazed bay window to rear.

Breakfasting Kitchen

Range of wall and base units with countertops over incorporating a single bowl sink and double drainer unit. Integrated double oven and gas hob. Space for a fridge freezer. Radiator, storage cupboard, single glazed window to rear and two double glazed windows to the side. Wooden door to rear garden.

Cloakroom/WC

Low level wc, radiator and single glazed window.

First Floor Landing

Landing with access point to loft and doors to

Bedroom 1

Single glazed bay window to front and a radiator.

Bedroom 2

Single glazed window to the rear, radiator and built in wardrobes.

MAIN ROOMS AND DIMENSIONS

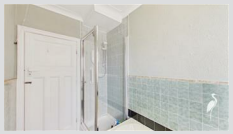
Bedroom 3

Single glazed window to the front, radiator and built in wardrobes.

Bedroom 4

Single glazed window to the rear and a radiator.

Bathroom



Bath, shower cubicle and hand wash basin. Radiator and a single glazed window.

Separate WC

WC, radiator and single glazed window.

Outside

Delightful, mature gardens to the front and rear, with lawned areas and established planting. There is also the benefit of a garage, located to the rear.

Tenure FH
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand
The Council Tax is Band D.

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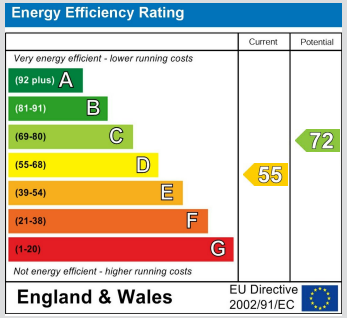
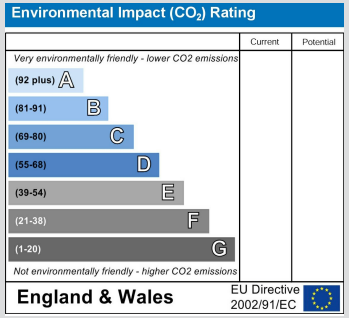
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on .

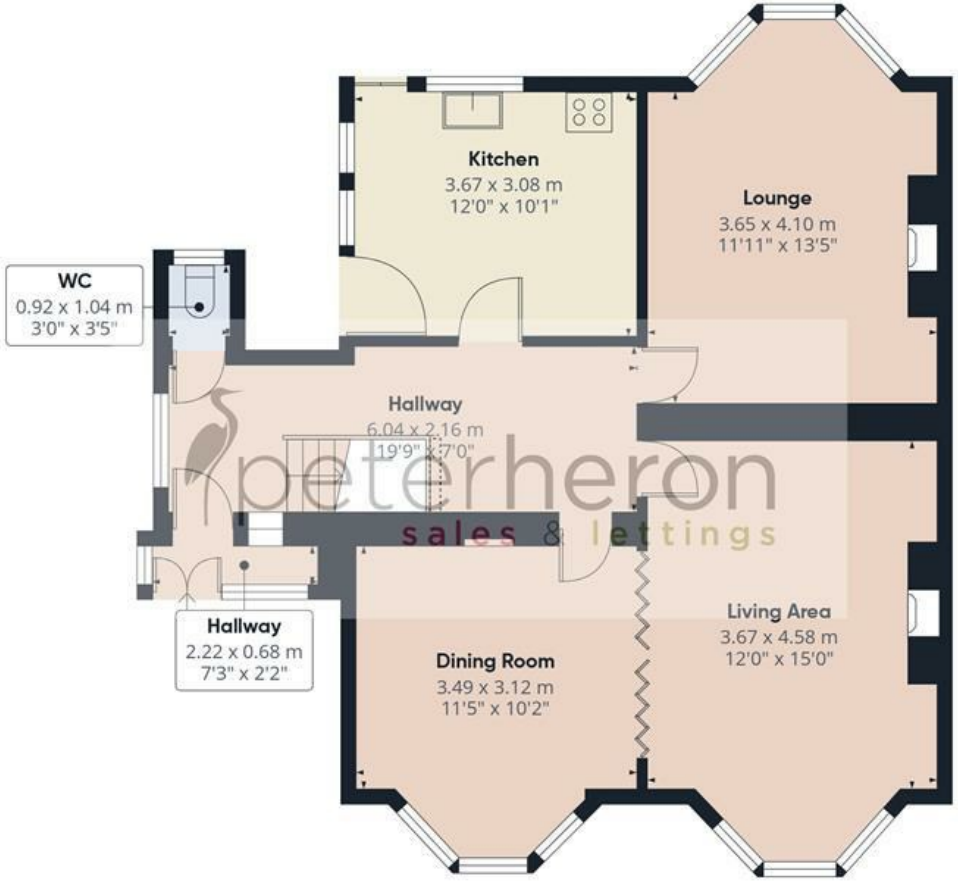
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

MAIN ROOMS AND DIMENSIONS







Ground Floor Building 1

First Floor Building 1

Ground Floor Building 2

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Approximate total area(1)

153.7 m²

1655 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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